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GENERAL PLAN

land use element
technical supplement

TECHNICAL SUPPLEMENT

CITY OF DAVIS GENERAL PLAN LAND USE ELEMENT

Approved February 22, 1984

CITY OF DAVIS

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February 7, 1984 - Planning Commission
February 22, 1984 - City Council



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**DISCUSSION OF LAND USE ELEMENT GOALS,
POLICIES AND OBJECTIVES**

GENERAL GOALS, OBJECTIVES, AND POLICIES

Goal I - Discussion:

The City will continue to accommodate the community's growth through zoning, community plans, and the residential unit allocation system (see pages 21-23 of the Housing Element for a discussion of the allocation system). According to the State Department of Finance, the City of Davis was estimated to have a January 1, 1982 population of 38,100 and a January 1, 1983 population of 38,350. During the 1960s and 1970s, decades of rapid City expansion, population increases in Davis were closely tied to University expansion. Between 1970 and 1980, population increases in the age group 18-24 accounted for 34.5% of the City's overall population growth, much greater than in Yolo County overall and the Sacramento region.

After the City-zoned vacant sites have been developed, there may still be demand in the next century for further residential development. Several urban reserve tracts have been designated for potential urban expansion if needed. However, if the City is to maintain a minimum three-to-five year supply of vacant land for residential use, beginning in 1995 some urban reserve lands should be pre-designated for residential use to provide a supply buffer for future development.

Additional commercial uses will be necessary to serve an increased population. When possible, such uses should reinforce the Core Area. However, given the limited number of vacant parcels and opportunities to convert or redevelop existing uses in the Core, some commercial expansion will have to be accommodated outside the Core Area.

On June 8, 1982, Advisory Measure A was placed on the primary ballot in the City of Davis. This measure sought to determine whether the voters desired a slower rate of managed growth. More than 64% of the voters responded affirmatively, and, as a result, a population goal of 50,000 by the year 2000 was established for the Davis urban area.

Goal II - Discussion:

The City should use its planning and zoning powers to ensure that development proceeds on an orderly, efficient basis. The City cannot afford to extend facilities to non-contiguous properties, and requiring such facilities to be paid for by the developer would substantially raise development costs. Extension of water, sewer, drainage, and other utilities to non-contiguous areas would be costly and inefficient. Allowance of non-contiguous development would also conflict with agricultural preservation goals.

The designation of urban reserve areas prior to development will guide specific zoning and land use decisions. The annexation requirement will ensure that the City can service and properly control land uses prior to the development of urban reserve areas.

Goal III - Discussion:

The City is a collection of closely linked neighborhoods, each with somewhat different physical and social characteristics. Locations adjacent to or near the University are subject to different influences than locations in southeast Davis, for example. These influences include characteristics of the neighborhood population, economic activities located in the neighborhood, the physical lay-out of land uses, transportation patterns, and the characteristics of the housing stock.

City planning must recognize neighborhood patterns and accommodate differences among neighborhoods in the setting of General Plan policies and the implementation of land use regulations. The designation of planning areas based on neighborhood patterns also allows the City to maintain a consistent geographical basis for collecting and analyzing statistics.

To reinforce neighborhood identity, it is important that each neighborhood have a focal point for interaction among neighborhood residents and a minimum level of services to meet neighborhood needs for recreation, shopping, and other activities.

Goal IV - Discussion:

The General Plan Land Use Element should be a flexible, working document that guides specific regulatory actions (zoning) and project developments. General standards for land use changes establish the rules by which both property owners and City officials can judge the appropriateness of a land use change.

RESIDENTIAL POLICIES

Goal II - Discussion:

Davis has always encouraged diversity in its living patterns and lifestyles. The City's housing stock is atypical for a predominantly residential suburban community in that over 40% of the City's housing stock is composed of multi-family units (excluding duplexes). Over one-third of the units are in apartment buildings or complexes with five or more dwellings.

The City's household tenure characteristics are also unusual for a community the size of Davis. Over half (51%) of the City's households are renters. Even among single family homes and duplexes, the percentage of renters is high--29%.

The City's residential diversity is in large part due to the number of University students residing in Davis; their needs are generally for inexpensive accommodations which can be shared with other individuals.

The City can maintain its residential diversity and ensure continued student housing opportunities through policies which allow selectively higher density and by exempting multi-family rental units from the City's housing allocation process. (See pages 23-26 in the Housing Element.)

The density guidelines are proposed to allow decision makers to judge the appropriate density range for individual planned development proposals and for projects proposed under conventional zoning regulations.

Goal III - Discussion:

The purpose of these residential area designation standards is to provide guidelines for zoning in developing areas, judging rezoning requests in connection with the redevelopment of a parcel, or judging rezoning requests for vacant, zoned land. The standards are general so as to be applied with discretion on individual cases. The standards place primary emphasis on recognizing existing development and street patterns in the City. The standards also recognize that given a sufficient parcel size, a planned multi-family development may be appropriate even if single-family or duplex uses will abut or face the development.

The standards seek to achieve the principle of "transition" between land uses by precluding in most cases sharp contrasts in residential scale and density. This is

accomplished by linking the appropriate residential designation to street capacity, the abutting and surrounding uses, and parcel size. The "transition" principle also accommodates developed areas adjacent to the City but outside City limits.

Finally, the standards recognize that residential density will be affected by natural and artificial constraints.

Goal IV - Discussion:

Site design review is an important aspect of development approval to preserve community values without imposing unreasonable restrictions on residential development. This goal makes explicit recognition of the need to control site design through the City's police powers. However, the General Plan does not attempt to set the actual site design standards. This is best accomplished through technical provisions of City land use regulations.

Goal V - Discussion:

The policies in this section are intended to link the development phasing concepts in the Housing Element with those in the Land Use Element. The Land Use Element does not contain quantitative objectives for annual housing production since a five-year production target is contained in the Housing Element (see pages 14-16). The Housing Element also contains five-year objectives for a regional share of new housing development and housing assistance programs for low- and moderate-income households. The types of residential projects exempt from an allocation system are: multi-family rental housing, condominiums in the Core Area, limited equity cooperative units, and specified ownership units targeted to low-and moderate-income households.

Goal VI - Discussion:

The primary emphasis of the residential policies is on the protection and preservation of residential neighborhoods. However, the Land Use Element also recognizes that under appropriate conditions non-residential activities may take place in residential areas without significant adverse consequences to the neighborhood. To foster greater choice in living arrangements and encourage more efficient development patterns, the Land Use Element also recognizes the need to allow mixed commercial and residential zones and to allow some non-residential uses in non-residential structures in residential areas.

Goal VII - Discussion:

Many small-scale special and institutional uses can be compatible with residential uses provided careful design standards are maintained. It is State policy that certain groups, such as developmentally disabled individuals, should be able to take advantage of the quality of life in a residential neighborhood to foster their rehabilitation.

COMMERCIAL POLICIES

Goal I - Discussion:

There are approximately 238.7 acres of land planned for commercial development, 42 acres of which are currently undeveloped. Additionally, there has been increasing activity to convert or re-adapt existing structures for commercial uses in and around the Core Area. The City needs to assure, to achieve a population goal of 50,000 residents in the urban area by the year 2000, that commercial uses offer a variety of services to Davis residents and also employ Davis residents. The number of commuting and shopping trips outside of the City could then be reduced.

Federal census information shows that the level of employment among Davis residents is about .5; that is, one of every two City residents is employed. Of these 18,266 workers in 1980, 9,580 (52.4%) reported working in the City. Undoubtedly many of these "in-City" workers actually worked at the University, which is technically not part of the City.

To maintain the 1980 employment and City-to-non-City worker ratios for Davis residents, up to 2,800 new jobs would have to be created in the City between 1983 and 2000 (assuming a maximum City population of 49,000 in addition to 5,000 for City residents in the urban area). Depending on the type of employer and density of use, 140 to 280 acres (10 to 20 employees per acre) of commercially- and industrially-zoned land might be needed to achieve Commercial Goal I.

The City of Davis projected in 1982 that during the period 1983 to 2000, approximately 2.3 million square feet of non-residential development would occur. At the projected average density of workers during 1984-1986 of 2.5 per 1,000 square feet of space, this non-residential development would employ about 19 workers per acre (gross) for a total of 5,765 jobs.

The City will be able to influence how many jobs are actually created during the next 17 years through its Zoning policies and this General Plan.

Goal II - Discussion:

The Core Area is and should remain the primary commercial district of the City. Zoning requirements should facilitate commercial conversion and expansion in the Core Area. There are significant commercial uses outside but adjacent to the Core Area such as offices (including City Hall), shops, and restaurants, and mixed residential and commercial uses. Together with the Core Area these adjacent uses represent the City's central business district.

If, however, all commercial services were concentrated in and around the Core Area, congestion might be a significant problem and neighborhood access to convenience goods and services would be severely hampered. Therefore, it is appropriate to allow several neighborhood commercial districts to provide better access for neighborhood residents to convenience commercial uses. Expansion of existing neighborhood centers and the location of new centers should be controlled so that City-wide commercial uses are not drawn away from the Core Area.

There is also a need for highway-oriented commercial uses which serve Davis residents and travelers going to or passing through Davis. These uses should serve travelers as a secondary purpose of a trip to or through Davis. Highway commercial uses should not obtain the majority of their patronage from travelers whose primary purpose is to travel to Davis solely to visit the highway commercial use.

Finally, given the constraint on commercial expansion in the Core Area, in a limited number of cases it is appropriate to allow low-impact office and professional-oriented commercial uses in multi-family residential areas. These uses must be controlled so as not to draw City-wide commercial uses away from the Core Area.

Between 1977 and 1982, approximately 169,500 square feet of office space was constructed outside the Core Area. Another 229,700 square feet was approved but unbuilt, and 21,000 square feet of office space was proposed but not yet approved. In the Core Area, nearly 245,000 square feet of office space was approved but not built between 1977 and 1982. The City estimated in 1982 that an additional 558,000 square feet of office space could be constructed outside the Core Area on commercially-zoned land and that an additional 35,000 square feet could be constructed in the Core Area.

INDUSTRIAL POLICIES

Goal I - Discussion:

The policies in this section distinguish between nuisance and non-nuisance industrial facilities. Industrial facilities, per se, are not discouraged, but they will be strictly controlled through the use of performance standards which address potential adverse effects of certain industrial uses.

"Clean" industries such as research laboratories and certain manufacturing process with few external manifestations are to be encouraged. However, this is not to suggest that all "high technology" research and manufacturing uses are non-polluting. Whenever toxic wastes or by-products of the manufacturing process may create significant environmental effects, these effects must be reduced to an acceptable level.

PUBLIC FACILITIES POLICIES

Goal I - Discussion:

Because the City of Davis is relatively small, it is unlikely that the demand for government services would warrant the establishment of major branch or satellite administrative offices in any of the neighborhoods. The City should therefore encourage the placement of government offices in or near the Core Area to reinforce that district's role as the primary commercial center and to provide a central location for government offices accessible to City residents.

If it becomes necessary to locate a branch administrative office outside the Core Area, two important criteria for selecting a location for such an office would be accessibility to the population served by the government agency and limiting any adverse impacts resulting from the location of the office.

Goal II - Discussion:

Government services and public uses are a vital part of community life and must be located conveniently and be accessible to the population served by the use. However, the preservation of residential neighborhoods is an important and potentially conflicting goal with the goal of ensuring adequate sites of government/public services.

To reduce potential conflicts, the policies in this section emphasize criteria for the proper location and design of

public facilities so that such land uses can adequately serve neighborhood residents, yet also preserve residential neighborhoods.

Goal III - Discussion:

Land development cannot occur in the absence of properly located and sized utilities and other improvements. It is important for the Land Use Element to recognize the relationship between land uses, per se, and the improvements that make those land uses possible.

AGRICULTURAL AND OPEN SPACE POLICIES

Goal I - Discussion:

Agriculture is the most important industry throughout the central valley. Each valley community must balance the competing objectives of providing adequate land for future urban development and of preserving agricultural land. In Davis, these two objectives are best met through a program of strong agricultural preservation policies tied to a growth management program. The City's growth policies selectively allow increased urban densities in appropriate areas and establish an urban development boundary based on a reasonable local share of regional growth.

Goal II - Discussion:

Open spaces of various sizes, types, and uses are important for the physical well-being of community residents. These policies ensure that all Davis citizens will have access to open spaces and an opportunity to enjoy various uses of those open spaces. These policies also ensure that a minimum level of private open space is provided in residential development to meet the light, air, and home-oriented recreation requirements of Davis' residents.

CIRCULATION AND TRANSPORTATION POLICIES

Goal I - Discussion:

The primary purposes of a transportation-circulation system are to: 1) provide a choice of methods of travel; 2) to move as many people as efficiently as possible; and 3) allow individuals to arrive at their point of destination in a convenient manner.

At the same time, the City has an obligation to encourage its citizens to conserve energy, to save valuable open space

by reducing the amount of paved areas, and to buffer residents from the undesirable effects of vehicular traffic.

The land use pattern is intimately linked with the transportation-circulation pattern. The latter often determines the former.

SPECIAL AREA POLICIES

Goal I - Discussion:

The market determines the level and type of commercial services which will be provided in the City of Davis. However, the City can use its land use policies and regulations to foster a positive commercial climate conducive to new business location in the Core Area. To do so, the City must direct new City-wide commercial uses into the Core Area and provide improvements that attract City residents to the Core.

Goal II - Discussion:

The University Avenue district has developed as an adjunct to the University itself providing student-oriented commercial services, social services, and residences. The district provides a convenient off-campus place for students to relax between classes and to gather with friends. The policies in this section recognize this role for the University Avenue district and seek to maintain and reinforce that role.

POLICIES FOR PRESERVING SIGNIFICANT FEATURES

Discussion:

Architecturally significant structures are those buildings that, because of their historic value or value as an outstanding example of an architectural period, are deemed worthy of preservation.

ENVIRONMENTAL POLICIES

Discussion:

The California Environmental Quality Act and local ordinances require the consideration by public officials of the environmental consequences of new development. Standards which address environmental concerns are contained in the City's Zoning Code, subdivision ordinance, and other ordinances.

State regulations and local ordinances also address energy conservation. The California Energy Commission has produced regulations for single-family homes. Regulations covering multifamily residences and nonresidential structures will be forthcoming from the Energy Commission.

In addition to state requirements, the City has adopted standards for energy efficiency in new and existing buildings. These standards address insulation, weatherproofing, appliance efficiency, glazing, solar orientation of buildings, and other factors.

NOTE ON THE ESTABLISHMENT OF AN APPROPRIATE LEVEL OF "SURPLUS" ZONED LAND

One of the objectives of the Land Use Element is to determine an appropriate amount or percentage of vacant land to maintain in each land use category to ensure a minimum level of competition among landowners and choice for developers. In the absence of an econometric study of land supply and demand, it would be impossible to establish a suitable vacant land contingency factor which accurately relates to the need for developable land.

The performance of such a study would require the measurement of the "price elasticity of demand" for raw land through a comprehensive analysis of land transactions and development over the past several years in Davis and surrounding areas. "Price elasticity of demand" is simply a measure of the percentage change in the price of a unit of raw land, assuming the level of demand remains unchanged at any particular price, resulting from a percentage change in the quantity of raw land supplied.

Although the concept is simple, its accurate measurement depends upon a rather lengthy analysis of voluminous statistics. Anything less is merely an educated guess.

A policy of assuring some minimum level of available raw land for development has merit. In the absence of a concise measurement, however, the City can adopt one of two options:

- * Set an arbitrary quantitative threshold which "looks good," such as that the City will zone enough land for development to ensure that about 10% of the land in each land use category is vacant and available for development.
- * Establish an undefined policy that the City will attempt to ensure that some "surplus" of vacant land always exists in each land use category.

AB 2320 (McCarthy) of 1980 requires localities to zone enough land to implement their five-year action plan of a local housing element.

A P P E N D I C E S

APPENDIX A: SELECTED STATISTICS ON OFFICE DEVELOPMENT

- A-1 Summary of Office Gross Floor Area
- A-2 Professional Service Levels Comparison
- A-3 Office Space Added or Approved, 1977-1982

SUMMARY OF OFFICE GROSS FLOOR AREA (IN SQUARE FEET)

	OUTSIDE OF CORE AREA			IN CORE AREA			TOTAL
	Rental	Ownership	Total	Rental	Ownership	Total	
Existing March 1977	NA	NA	126,164 (57.1%)	NA	NA	94,700 (42.9%)	220,864
Built or New from March 1977 to September 30, 1982	75,304	54,323	129,627 (76.5%)	24,688	15,135	39,823 (23.5%)	169,450
Subtotal Existing to Sept. 30, 1982	NA	NA	255,791 (65.5%)	NA	NA	134,523 (34.5%)	390,314
Approved-but-not-built	117,593	112,060	229,653 (92.2%)	19,397	0	19,397 (7.8%)	249,050
Subtotal Committed (Existing & Approved)	NA	NA	485,444 (75.9%)	NA	NA	153,920 (24.1%)	639,364
Proposed but-not-approved	21,000	0	21,000 (100%)	0	0	0	21,000
Possible	NA	NA	558,000 (94.1%)	NA	NA	35,000 (5.9%)	593,000
Subtotal Unbuilt Office Space	NA	NA	808,653 (93.7%)	NA	NA	54,397 (6.3%)	1,498,014
GRAND TOTAL EXISTING & UNBUILT			1,064,444 (84.9%)			188,920 (15.1%)	1,253,364

PROFESSIONAL SERVICE LEVELS COMPARISON

<u>Profession, Type</u>	<u>Number in Davis*</u>		<u>Per 1000 Population for Davis Urban Area</u>		<u>Net Change</u>	<u>Per 1000 Population in California (1)</u>
	<u>1977</u>	<u>1981</u>	<u>1977</u>	<u>1981</u>		
Veterinarians	90	156	2.37	3.71	+ 1.34	.20
Optometrists/Opticians	6	7	.16	.17	+ .01	.14
Dentists	24	25	.63	.60	- .03	.70
Physicians & Surgeons	70	88	1.84	2.10	+ .26	2.09
Psychologists	8	32	.21	.76	+ .55	.28
Architects, Landscape Architects, & Building Designers	9	20	.24	.48	+ .24	.46
Insurance Agents, Brokers, Solicitors	44	35	1.16	.83	- .33	2.70
Registered Nurses	92	118	2.42	2.81	+ .39	8.27
Attorneys	26	24	.68	.57	- .11	2.32
Real Estate Brokers & Agents	82	98	2.16	2.33	+ .17	12.08
Certified Public Accountants, Public Accountants	6	11	.16	.26	+ .10	1.39
Engineers	9	26	.24	.62	+ .38	2.65
Security Agents (Stock Brokers)	2	2	.05	.05	No Change	1.39

* Includes services provided at U.C.D.

(1) Source: Report on Professional and Other Office Needs in Davis, March 1977

1. Office Space Added, 1977-1982 (in Square Feet)

A. Outside the Core Area:

Ownership	75,304 (58%)
Rental	<u>54,323</u> (42%)
Subtotal	129,627

B. In the Core Area:

Ownership	15,135 (38%)
Rental	<u>24,688</u> (62%)
Subtotal	39,823

C. TOTAL	169,450
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2. Office Approved But Not Built, 1977-1982 (in Square Feet)

A. Outside the Core Area:

Ownership	112,060 (49%)
Rental	<u>117,593</u> (51%)
Subtotal	229,653

B. Inside the Core Area:

Ownership	0 (0%)
Rental	<u>19,397</u> (100%)
Subtotal	19,397

C. TOTAL	249,050
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Source: "Update on Office Space Needs in Davis, California,"
Community Development Department, April 1983.

APPENDIX B: EMPLOYMENT DATA

- B-1 New Employment Projections by Existing Employers
- B-2 Analysis of Projected Non-residential Development
- B-3 New Non-residential Development & Employment Projections
- B-4 Employment Density by Land Use
- B-5 Total New Employment Projections from Existing and New Employers
- B-6 Estimated Housing Unit Need Based Upon New Employment Projections

APPENDIX B-1

NEW EMPLOYMENT PROJECTIONS BY EXISTING EMPLOYERS

TYPE OF BUSINESS*

Year	Entertainment	Manufacturing	Professional	Retail Service	Wholesale	Transportation	Subtotal	Government (local, state, federal, & LCD)	TOTAL
1983-Current									
Full-time	3	428	544	913	487	11	45	2,431	6,508
Part-time	29	756	243	1,223	261	24	22	2,558	5,597
TOTAL**	18	806	666	1,525	618	23	56	3,710	9,307
1984									
Full-time	3	440	581	968	509	14	45	2,560	6,524
Part-time	34	759	252	1,302	263	25	20	2,655	5,590
TOTAL	20	820	707	1,619	641	27	55	3,888	9,319
1985									
Full-time	3	440	589	991	516	14	45	2,598	6,534
Part-time	34	759	252	1,347	266	26	20	2,704	5,590
TOTAL	20	820	714	1,665	649	27	55	3,950	9,329
1986									
Full-time	3	440	576	1,007	517	14	45	2,602	6,543
Part-time	34	759	253	1,376	268	26	20	2,736	5,590
TOTAL	20	820	703	1,695	651	27	55	3,970	9,338
13,308									

* Finance Department Business License categories

** Assumes two part-time jobs equal one full-time equivalent job

Source: "Residential Needs Report," Davis Community Development Department, October 1983.

ANALYSIS OF PROJECTED NON-RESIDENTIAL DEVELOPMENT ,(000 SQUARE FEET)

<u>Property Identification</u>	<u>Development Schedule</u>										<u>Totals</u>	
	<u>Fiscal Year 1983-84</u>			<u>Fiscal Year 1984-2000</u>								
	Com'l	Ofc.	Ind.	Com'l	Ofc.	Ind.	Com'l	Ofc.	Ind.	Acres		
Smith/Stonegate	-	-	-	77	24	-	77	24	-	10.0		
Village Homes	3	-	-	2	-	-	5	-	-	4.0		
University Mall	-	-	-	5	-	-	5	-	-	.25		
Lucky Shopping Center	10	-	-	-	-	-	10	-	-	2.0		
Senda Nueva	-	-	-	20	10	-	20	10	-	4.0		
Taormino-Anderson Rd.	-	7	-	-	14	-	-	21	-	2.7		
Oak Avenue Offices	-	2	-	-	-	-	-	20	-	.5		
RR & Covell Blvd.	-	-	-	5	-	-	5	-	-	1.0		
Covell & J Streets	-	7	-	-	14	-	-	21	-	1.5		
Oak Tree Plaza	-	-	-	7.5	-	-	7.5	-	-	2.2		
Green Meadows	-	-	-	-	35	-	-	50	-	4.7		
Russell Blvd (R-R)	-	-	-	-	3	-	-	3	-	.3		
Fifth & Pole Line (C-S)	-	-	-	7.5	-	-	7.5	-	-	2.2		
North Side - Fifth Street	-	-	-	5	-	-	5	-	-	1.0		
Fifth & Road 32 (Harrison)	-	-	25	-	-	195	-	-	220	48.0		
W. Olive Drive	3	-	-	4.5	-	-	7.5	-	-	.7		
Youmans - Olive Drive	-	-	-	80	-	25	80	-	25	7.0		
Discojet Research Park	-	-	15	-	-	296	-	-	311	36.0		
Brock	-	-	-	-	-	331	-	-	331	74.1		
Chiles Rd. Frontage (West of Road 103)	-	-	-	-	-	174	-	-	174	22.0		
Pacific Standard - Chiles Road	-	-	-	-	20	-	-	20	-	5.9		
Sutton (C-H) - Chiles Road	-	-	-	96	-	-	96	-	-	10.0		
Remainder (C-H)	4	-	-	74	33	-	78	33	-	8.9		
Hunts - Covell Blvd.	-	-	-	-	-	435	-	-	435	47.3		
Central Park Plaza	-	-	-	46	46	-	46	46	-	2.5		
Core Area (Remainder)	6	2	-	51	66	-	57	68	-	5.0		
433 B Street	-	5	-	-	-	-	-	5	-	.2		
TOTALS	26	38	40	480.5	265	1456	506.5	303	1496	302.75		

SOURCE: Davis Community Development Department, August 1983

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NEW NON-RESIDENTIAL DEVELOPMENT & EMPLOYMENT PROJECTIONS

	<u>1984</u>	<u>1985</u>	<u>1986</u>
Commercial			
1,000 Square Feet	26	28	30
Employment	43-87	46-93	50-100
Office			
1,000 Square Feet	38	25	16
Employment	138-169	91-111	58-71
Industrial			
1,000 Square Feet	40	65	90
Employment	40-100	65-163	90-225
Total			
1,000 Square Feet	104	118	136
Employment	221-356	202-367	198-396
Average	289	285	297

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EMPLOYMENT DENSITY BY LAND USE

<u>Land Use</u>	<u>Density</u>
Commercial	300-600 Square Feet per employee
Office	225-275 Square Feet per employee
Light Industrial	400-1,000 Square Feet per employee

Source: State of California, Office of Planning and Research, Economic Practices Manual, 1978

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**TOTAL NEW EMPLOYMENT PROJECTIONS
FROM EXISTING AND NEW EMPLOYERS**

	<u>From Existing Employers</u>	<u>From New Employers</u>	<u>Total New Employment</u>
1984	190	289	479
1985	72	285	357
1986	29	297	326

B-6

**ESTIMATED HOUSING UNIT NEED BASED UPON
NEW EMPLOYMENT PROJECTIONS**

	<u>Total New Employment</u>	<u>Jobs/Household</u>	<u>Total New Housing Units Needed</u>
1984	497	1.31	= 379
1985	357	1.31	= 273
1986	326	1.31	= 249

NOTE: The above figures are for all housing units per year, not just single-family allocated units per year.

Source: "Residential Needs Report," Davis Community Development Department, October 1983

APPENDIX C

**LETTER FROM THE UNIVERSITY OF CALIFORNIA, DAVIS
ASSISTANT VICE CHANCELLOR**

UNIVERSITY OF CALIFORNIA, DAVIS

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DAVID P. GARDNER
President of the University

OFFICE OF THE CHANCELLOR
DAVIS, CALIFORNIA 95616

JAMES H. MEYER
Chancellor at Davis

November 15, 1983

Mr. Jeff Goldman
Connerly & Associates, Inc.
2215 21st Street
Sacramento, California 95818

Dear Mr. Goldman:

Community Development Director Fred Howell has requested that I provide comments on issues in the General Plan Land Use Element that he has highlighted which pertain to the University directly and a notation of planned new University facilities.

Let me start by stating that our budgeted campus average annual enrollment for the "foreseeable future", which should encompass most of the next 16 years, will decrease gradually from 18,200 to 17,500. We are in the process of trying to reduce our enrollment to this level over the next nine years as we are currently overenrolled by 200 students compared to our budgeted enrollment level and 1,100 over our long-range planning target.

The budgeted faculty numbers are based on student/faculty ratios by academic discipline. If we are very fortunate, we might get an improvement in the student/faculty ratios that would allow the faculty numbers to remain at the current or slightly lower level while student enrollment decreases.

I provide this information to emphasize that most of the facilities planned are to provide for programs, faculty, and student enrollments that are already in existence.

We anticipate commencement of construction in 1984 of the 130,000 sq ft Food & Agricultural Sciences Building. This will provide faculty offices as well as teaching and research labs for 4 departments with secondary and tertiary qualitative and quantitative space benefits to 19 additional departments.

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We have had in our capital outlay request an addition to the campus Library. The funding of the project has not been scheduled. The project will provide additional library shelving space, additional reader stations, and improved service areas.

Also, in the campus capital outlay program is an addition to the Engineering Building. This project would provide space relief for existing Engineering programs and would permit terminating leases on a half-dozen portable classrooms. The funding for this project is not scheduled, and it is unlikely to be funded in the next four years.

During 1983-84 the University will issue a Request For Proposal for private funding of a 200-unit student family apartment complex on University land adjacent to Russell Boulevard between the intersection of Sycamore Lane and Orchard Park Circle. Site planning studies have designated sites within the campus plan for additional Graduate Student Halls and for independent living groups, but these are not scheduled for funding.

The University is in the first phase of the programming/planning process of a Performing Arts Complex. This will be a non-State funded project and will require a vigorous gift campaign that has yet to be scheduled. The project will include a concert hall of up to 2,000 seats, a recital hall of approximately 500 seats, an art gallery, and an outdoor sculpture garden. The probable site is on University land adjacent to the intersection of First and B Streets.

The University expects to issue a Request For Proposal in 1984 for private development of a 150 to 200 room Hotel/Conference Center on University land adjacent to First and E Streets. We have been working toward a process that will ensure equitable treatment and tax revenue to the City as though the facility were within the City boundaries. Our feedback from the community is that locating the Performing Arts Complex and the Hotel/Conference Center along First Street would be beneficial to the core area.

A Public Service Facility of about 12,000 asf for University Extension with later phases for Cooperative Extension, Alumni and Development is programmed, but not yet scheduled for funding.

A maintenance facility for the Unitrans bus system is in the architectural planning stage. Funding is primarily from federal funds plus some local matching money. This service building and fenced, paved parking area will be adjacent to the University Garage.

Parking lots on campus are scheduled for construction based on need as reflected in parking lot utilization surveys and consistent with the ability of the parking program to fund additional spaces. The campus supports its Unitrans bus system for movement of students and others between their residences and the campus and the system of bicycle paths that connect with the City to the extent of our limited funds.

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Additional recreational playing fields are planned, but the funding is not scheduled.

One new project that will be presented to the City shortly is a proposal to locate a Veterinary Diagnostic Laboratory adjacent to the Veterinary Medicine Teaching Hospital. The 13 to 15 professionals in it would be on the staff of the School of Veterinary Medicine and funded through a contract with the State Department of Food & Agriculture.

Now, let me turn to the highlighted issues and try to respond to them.

A. Residential 9. Encouragement of adequate student housing supply in conjunction with university-generated demand.

I believe the City's planning process has responded appropriately. There have been some trying years when mortgage financing was, for all practical purposes, unavailable nationally. This coupled with some overenrollment on the campus and some non-relocation of graduates out of the community caused a tight apartment rental situation. This year that situation is changed. The adequacy of housing in the future almost certainly will depend more on competing demand from others than upon any growth in student need.

The University is making provision for student family housing and for some independent living groups on University land as these types of student housing often are difficult to provide under the competitive conditions found in the community.

C. Manufacturing/Industrial 4. University-related or stimulated research facilities.

Although this has been discussed for a long time, it has not yet happened to any significant degree. We have told committees, agencies, firm representatives and developers that for firms or agencies with emphasis upon research and development activities there is often a synergetic effect resulting from geographic proximity to the campus that benefits the firm and the University through exchange of views of faculty and employment of graduate students. We have also informed inquirers that we are not developers and that they would need to consult with the City about the land use planning process.

As our Engineering programs have developed and are now better known and as there is an interest by engineering/computer/electronic firms in seeking sites in the Central Valley, more interest may be expressed in locating in this area.

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D. Public Uses 7. Coordination of city facility locations with other government facility locations.

The University as an institution does not really have a direct concern for the location of City facility locations in relation to University facility locations. The University employees and students as citizens of the City may have concerns about this issue.

The siting by the University of the Performing Arts Complex and the Hotel/Conference Center near the core area of the City and the eastern portion of the central campus appears to meet University and City planning criteria.

The development of student family housing apartments near other residential facilities, neighborhood shopping, and recreational facilities was intended to be a coordinated location.

However, neither of these examples are "government facilities" in the way that the issue was probably intended.

The location of fire and police stations have to be located to serve the separate entities--the City and the University. "Coordination" between the City and the University takes place through mutual operational cooperation rather than through geographical locations.

Coordination and implementation are two different things. Both the City and the campus have "givens" to work around that would not be there if we were a new town or a new campus.

The City as a municipality has powers, responsibilities, authority, and revenue sources quite distinct from the University as a public institution of higher education. The Davis campus, because of its program, location, and history, is a distinctive unit of higher education in the State in that it has some of its own municipal-type services such as fire, water, and sewer services.

V. Integration of Other Land Use Policies and Plans Into Land Use
Element B. University of California-Issues: Should the General Plan recognize university land use policies and plans since these invariably affect land use in the city?

I believe there is a major difference in community planning and campus planning that must be recognized. In community planning all of the issues listed in this Land Use Element can be affected by a land use plan. In campus planning the Academic Plan is the basic element of planning. The physical facilities plans, including the Long Range Development Plan that addresses building sites, circulation

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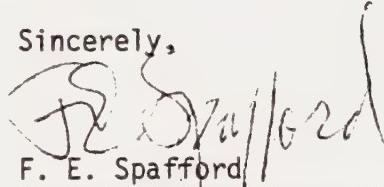
patterns, open space, etc., are designed to implement the Academic Plan. As an Academic Plan for a University of California campus includes enrollment levels and budget implications, it is derived from input from the faculty, the campus community, the campus administration, the Office of the President, the State Department of Finance, the California Postsecondary Education Commission, and the Legislature. A campus Academic Plan and the budget for the campus have a centralized control mechanism that is not available to a city.

So, I would say that the City's General Plan should take into account the campus's Academic Plan and Long Range Development Plan that supports it. Campus land use plans often do not affect land use in the City.

The University has provided enrollment and staffing projections to the City for planning purposes and has shared planning ideas with City representatives of areas adjacent to the boundaries and this will continue.

Although we have not had time to fully evaluate this draft Land Use Element, we thank you for the opportunity to comment on these four issues. If clarification or further information is desired, please call me at (916) 752-2067.

Sincerely,



F. E. Spafford
Assistant Vice Chancellor

cc: Community Development Director Frederic A. Howell
City Manager Howard Reese
Chancellor James H. Meyer
Executive Vice Chancellor Elmer W. Learn

APPENDIX D
LEAGUE OF CALIFORNIA CITIES
HOUSING POLICY STATEMENT



California Cities
Work Together

League of California Cities

HOUSING POLICY STATEMENT

September 1983

INTRODUCTION

The League of California Cities current Housing Statement was prepared and adopted in 1977. Since then we have witnessed rapid escalation in home prices, a virtual halt in rental housing construction, Proposition 13, high interest rates and a recession. An ever-increasing number of current and prospective Californians is unable to afford adequate housing.

The League Housing Policy reflects these conditions and emphasizes a continuing commitment for cities to be leaders in the effort to respond to the challenge of meeting our present and future housing needs.

FUNDAMENTAL HOUSING POLICIES

1. The League of California Cities restates its strong support of a housing goal that all people, regardless of race, color, income, creed, age or sex, should have decent housing in a suitable living environment.
2. Because California has a critical housing shortage, falling most severely on low- and moderate-income persons but affecting nearly all economic groups, and nearly all regions of the state, the League of California Cities supports substantial increases in the production of housing.
3. The League of California Cities urges the conservation, preservation and full utilization of our existing housing stock.
4. We also recognize that existing affordable dwellings are being lost in many of our cities. Therefore, the League supports the preservation of the existing supply of housing serving low- and moderate-income persons and families.
5. Cities must be the leaders in promoting solutions to California's housing problems. Alleviating housing problems is important to cities for many reasons:
 - Continuing economic development is dependent upon the availability of housing.
 - Economic development includes building and related industries; residential development is, therefore in itself, a type of economic growth.
 - To promote social equity, reasonable measures must be taken to ensure that safe and sanitary housing is available to all segments of our society.
 - To allow social diversity a reasonable supply of different housing types including housing affordable to low- and moderate-income people should be available in all areas of the state.
 - Housing is a consumer issue; the single largest portion of our individual and family budgets goes to housing. Lower housing costs will ease the strain placed upon the rest of the economy.

*The Housing Policy Statement is recommended for approval by Annual Conference Resolution #16.

- To conserve resources land must be used more efficiently within existing urban areas in ways which do not jeopardize other priorities. At the same time it is necessary to improve and maintain the investment in the quality and stability of existing neighborhoods.
- As planners for the future, we must ensure that new households will be able to find suitable housing.

A NEW ERA FOR A COMMITTED PARTNERSHIP

Presenting piecemeal solutions to individual housing issues seldom helps to solve the problem and often simply shifts a problem from one group to another.

Members of Congress, the Governor, state legislators, mayors, city council members and county supervisors, as the peoples' elected leaders, have a responsibility to provide solutions to the common housing problem. Too frequently, because of limited powers and areas of responsibility, we have criticized decisions of one another in ways that are counterproductive. It is imperative that all levels of government communicate effectively, understand and respect one another's position, and trust each other to work as partners.

This partnership must also include the private sector. Elected and appointed city officials must demonstrate more strongly, both to State officials as well as to members of the development community, our commitment to solving the statewide housing problem. We must also share with these individuals our local difficulties, and listen to the problems in their spheres of interest.

It is time to step beyond the rhetoric of partnership and commit ourselves to actualizing it in achievement of the League's housing policies.

A COMPREHENSIVE APPROACH TO SOLVING OUR HOUSING PROBLEM

To solve our housing problem we must fully understand the dimensions of the problem; we must work cooperatively, and we must look both within and beyond the confines of the housing delivery system for solutions.

In the creation of housing opportunities, we must understand for whom these units are intended, where and how they can be provided, and who will provide them. We must recognize the legitimate objectives of other groups. Finally, we must recognize that housing is not an isolated phenomenon; it is directly linked to levels of future economic growth and new job production, population growth, immigration policies, poverty, and other income-related problems. There are competing demands for our land: to provide food, to protect vital natural resources, and to ensure adequate and safe drinking water, clean air and an overall healthy environment.

Those of us concerned about housing must also understand and contribute to the solution of these related problems.

1. HOUSING ELEMENTS

To the maximum extent practicable, state legislation affecting local land use decisions shall be set forth within the general plan law. A principal component of the general plan law is the housing element which details the responsibility of every city and

county to assist in providing its share of regional housing needs, including the housing needs of low- and very low-income people. The primary purpose of the housing element is to insure that each local agency is making a genuine good faith effort to identify methods of both providing housing and the constraints to its provision, analyzing information on housing, and developing positive workable solutions.

The housing element presumes that all individual land use and housing decisions shall be made by cities and counties. The role of the State Department of Housing & Community Development, other state agencies, the State Legislature and statewide interest groups is to develop guidelines, assist in funding the preparation of housing elements, and provide the technical assistance and information necessary to improve the quality of local housing elements. Regional councils of governments composed of local elected officials may assist cities in resolving issues which go beyond individual city boundaries.

2. LOCAL PROCEDURES

Land use development processes and procedures are established by individual cities and counties. Proposed state laws should be reviewed on a case-by-case basis to ensure that any proposed requirements are feasible in all jurisdictions and all situations, that they do not impose upon administrative agencies undue burdens which may outweigh the benefits from the legislation, and that all significant costs associated with the proposal are borne by the state or willingly borne by developers or others affected by the change.

3. STATE POLICIES

Where national and statewide problems are identified, the federal and state governments need to give local agencies the tools to deal with the problem. Where statewide problems clearly require action by every local agency, any legislation must include broad flexibility and provide local options.

4. INFRASTRUCTURE

The creation of adequate funding programs for the infrastructure necessary to support housing must be a high priority for all levels of government.

5. FEDERAL RESPONSIBILITY

In our desire to accommodate fulfillment of the American dream of home ownership we must not overlook the most basic need of all of our peoples--shelter.

The private sector lacks the profit motive to provide housing for low-income people. Local government, by itself, does not have the resources to do so. The League urges the federal government to reassert its traditional leadership responsibility in the provision of shelter for low- and very low-income groups.

6. HOUSING FINANCE AND SUBSIDIES

Housing financing programs, including tax benefits and subsidy programs, should be expanded. Each program must be evaluated continually to ensure that our limited resources are devoted to programs which are the most cost effective in terms of housing provided for dollars expended and the most equitable in terms of which economic segments are benefited most by the programs.

7. SPECIAL LEGISLATION

All state legislation shall be statewide and prospective. The proper legislative response to charges of local errors is to examine the situation and determine whether it warrants statewide legislation and, if so, to fashion a prospective proposal in accordance with the basic principles outlined in this statement.

8. CLEAR STANDARDS

All requirements must be written in clear, specific and readily understandable language. Vague or general requirements only lead to confusion, additional paperwork and litigation.

9. GROWTH MANAGEMENT

Growth management programs which include limits on the number of housing units which can be built must be recognized as an acceptable local option for communities where there is a lack of available urban services or for which rapid population growth can dramatically change the character of the community. Other special circumstances can also cause a community to limit the rate at which new housing is built. Each community should review its plan continually to ensure that it is based upon an acceptable policy which does not substantially interfere with the attainment of regional housing objectives, and that the circumstances requiring the adoption of the program remain in existence.

10. RENT CONTROL

Local regulation of rental housing must be recognized as a local option in areas of extreme housing shortage and rapidly escalating rents. Cities need to balance the need for new rental housing versus the impact upon existing tenants. However, state legislation should be enacted to ensure that new construction is not deterred by the possibility of rent control by exempting all new construction from rent control except where a local agency, at the time it approves construction, imposes a condition requiring rent control.

11. FEES AND CHARGES

The state should not limit fees and charges which cities and counties may impose upon private developers. However, fees and charges shall only be required to the extent necessary to mitigate the impacts or costs of the development or to fund public services and facilities related to the development. The fees and charges shall be spent only for the purposes for which they were collected.

12. STATE AGENCIES

State administrative approval of any local decisions, or actions which substitute its judgment for that of local elected officials shall not be permitted. State agencies may provide advice by reviewing and commenting on major local programs.

13. HIGHER DENSITIES

Increasing housing density is an issue we must address. Per unit land costs may be reduced, less land is needed, and public services and transit can be provided more efficiently. However, the neighbors and community, the people most affected, often

see increased density as a reduction in the quality of life, causing increased traffic and loss of open space and scenic views. How these forces will be balanced is different in each case and depends upon the public perception of housing. Cities are encouraged to develop plans for higher density residential development that are compatible with community values.

14. EXCLUSIONARY ZONING

Exclusionary zoning is zoning based upon policies designed to preclude low- and moderate-income persons, minorities or other special groups from residing in a community. Existing state and federal law prohibits this practice. The League of California Cities supports enforcement and strengthening of laws to prevent exclusionary zoning.

15. COORDINATION BETWEEN EMPLOYMENT AND HOUSING

Many cities have substantial commercial and industrial facilities but have an insufficient number of housing units for the people employed. Other cities have too few job opportunities for their residents. We cannot eliminate these imbalances; on the other hand, we must not allow them to worsen. Cities should examine new commercial and industrial development proposals, to determine whether the proposed development would create a substantial housing shortage in their community.

16. INCENTIVES FOR HOUSING PRODUCTION

There have been virtually no proposals to offer incentives to communities specifically for production of low- and moderate-income units. Carefully designed incentive programs can be more productive than sanctions, penalties or formulas. Substantial financial incentives can make housing much more attractive to cities. They can offset the real and perceived negative fiscal, social and environmental impacts that housing, particularly for low- and moderate-income persons, often can have upon a city.

City officials in nearly every community are dedicated to solving our housing problems. However, this can only be accomplished with the active understanding, support and assistance of state and federal government, the private sector and the public.

This housing policy may be clarified and updated by the League Board of Directors upon the recommendation of the League Committee on Community Development.

HOUSING POLICY ADDENDA

September 1983

The Housing Policy Statement is intended to be supplemented with a "How To" manual describing the components of our housing problems and some useful methods for dealing with the problems. The two addenda to the Policy Statement are brief narratives of the housing problem and an outline of recommended solutions. Both will be expanded substantially in the proposed manual. These addenda may be clarified and updated by the League Board of Directors upon recommendation of the League Committee on Community Development.

ADDENDUM I

HELPING TO UNDERSTAND OUR HOUSING PROBLEM AN EXAMINATION OF SOME OF ITS CAUSES

Although the great surge of domestic in-migration that spurred growth in California over the past three decades has tapered off somewhat, there is still a heavy foreign immigration and a substantial natural increase (births over deaths) which creates a significant housing demand. But the factor that seems most responsible for the recent increased demand for housing is the social change that has reduced average family size. Young people are leaving their family homes earlier than they once did, divorce rates are high, and people are marrying later and having fewer children. These and other factors create a demand for more but smaller homes than existed in the 1950's and 1960's.

At the same time, housing production costs have risen much faster than individual income. There are many reasons for this -- some are obvious, some are not. We feel an understanding of the real causes of the housing problem is necessary if we are to develop sensible solutions.

RISING EXPECTATIONS

It's not cheaper housing people want, it's more expensive housing for less money. Public expectations of housing quality have risen dramatically since the 1950's. We insist on a full array of built-in appliances, tile counters and plush carpets. Because kitchens and bathrooms are the most expensive parts of a house to build, a small unit for one or two people is more expensive per person than a larger unit for three or four.

Not only buyers and renters want more than they did 20 years ago. Governments have gradually raised their standards. Locally, this has often been reflected in better architectural design, better landscaping and improved on-site and off-site facilities. The State has raised requirements for energy conservation, safety, planning and access for the handicapped. Federal law has increased environmental standards for water, sewer and other facilities and imposed more stringent standards for housing finance. We cannot say that these quality improvements are undesirable; but the fact is that they have raised the cost of producing a typical housing unit.

RISING LAND COSTS

The cost of land has risen dramatically. There is still plenty of land for residential development -- it just isn't in the right places. Residential land closest to employment centers is in short supply, while many communities have excess housing and high

*The Housing Policy Addenda are recommended for approval by Annual Conference Resolution #17.

unemployment. There is tremendous diversity across this state in the relationship between jobs and housing. Creating a balance between jobs and housing in every community is not a realistic goal. On the other hand, allowing severe imbalances to get worse would be unwise.

Much has been said about increasing density to reduce land cost. This is necessary and desirable, but it may also produce unrealistic expectations. Land value generally reflects the income which the land can produce. Increasing permitted densities normally increases land costs. Consequently, a condominium close to major employment centers is still likely to cost more than a larger, single-family detached home on a large lot an hour's drive away.

Reducing the amount of land available for housing also adds to land cost by increasing the value of the housing land available. Public agency land acquisition, agricultural preserves and environmental protections have all contributed to reducing the amount of available land. We are not saying that these policies are unjustified. However, we do acknowledge that they reduce the land potentially available for housing.

FEES AND CHARGES

Home building industry spokespersons consistently allege that city fees and off-site improvement requirements raise the cost of housing. Economists have inconclusively argued both sides of the issue for years. However, there are many examples in California where cities with very high fees have lower housing costs than cities with very low fees. The primary driving force behind housing prices seems to be land cost, which responds to demand, which is heaviest in close-in locations. All other things being equal, when fees are high, land costs tend to go down.

Housing prices are set by the marketplace, not by the cost of production. If the costs of production are too high for the marketplace, new units either will stand empty or will not be built at all. But if the costs of production are lower than the market is willing to pay -- a "seller's" market -- the price will rise to what the market will bear. In short, if fees were reduced, there is no evidence that this reduction would be passed on to the home-seeking public.

PROPOSITION 13

Recent property taxation changes (Prop. 13) have aggravated the problem in several ways. These changes have substantially eliminated the ability of cities to subsidize growth. They have made it cheaper to hold vacant land and, therefore, have increased land cost to developers. They place a higher tax burden on new and resale housing.

FINANCING COSTS

The high cost of financing housing development is obvious. Its impact is tremendous. In 1982, the League surveyed California cities and found that over two million housing units could be built on land already designated for development by local governments. Further, the survey found that 85 percent of the approvals applied for had been granted, but only a quarter of those approved were being built. It was not a lack of land, improper zoning, or excessive delays in permit processing which caused that slowdown. Rather, the costs of financing were so high that lenders and developers believed they would be unable to sell their products. The costs of production were apparently a minor factor, for these were presumably known to the builders before they applied for their approvals. Only the cost of financing had changed radically in the interim.

SMALLER HOUSEHOLDS IN LARGE HOMES

There are a great many large homes from which the youngsters have departed, leaving one- or two-person households. These people might be expected to seek smaller units if there were some financial advantage to doing so. Recent trends are in the opposite direction, due to Prop. 13 and the higher price of new construction. As a result, there has been a reduction in the number of larger homes "trickling down" from older families to younger families. This constraint on housing turnover also creates a portion of the housing shortage.

ATTITUDES

Attitudes affect the local approval process. In some cases, these attitudes are based on a lack of understanding of the issues or on a wide variety of emotional responses to housing proposals. Restrictive policies adopted simply in response to citizen pressure add to housing costs. However, there are often sound reasons for local opposition. These range from genuine concern over the fiscal impacts of growth to unwelcome changes in community values built at great effort and expense over the years.

Conservation of prime agricultural soils, redress of severe jobs-housing imbalances, open space preservation -- these and many other issues are bases for local concern. The character of many of our communities is only slightly less important to their citizens than the integrity of their own homes. It is not surprising that local governments, which are inarguably closest to the people, hear these concerns expressed most vigorously.

The housing shortage then is primarily a shortage of housing located close to major employment centers at prices middle- and lower- income home-seekers can afford. This is not a surprising conclusion. The reasons for it suggest some directions for improvement and, perhaps, how much relief it is realistic to expect.

ADDENDUM II

WORKING TOGETHER FOR MEANINGFUL SOLUTIONS

Given the causes of the problem as we view them, and given our recognition of the importance of broadening the housing supply, it is important that every city consider new and expanded actions to deal with the housing problem. Some of these are going to be controversial. Most will require coordinated action by many different segments of society. Others will have limited applicability useful only in specific situations. Each city, interest group and individual needs to examine this list to see where changes can be made in a manner that does not threaten other priorities.

Following is a list of critical problems and some possible solutions to them. Everything is interrelated and the listing of specific suggestions under a particular heading does not mean that the same items are not equally applicable under another heading.

A. High Financing Cost

1. Interest Subsidies
2. Tax Exempt Mortgage Bonds
3. Revolving Loan Programs
4. Equity Sharing
5. Tax Incentives
6. Rent Subsidies
7. Anti-Inflation/Anti-Speculation Controls
8. Corporate Pension Fund Housing Investments
9. Non-Profit Housing Development Corporations
10. Assessment Districts

B. Land Cost and Land Availability

1. Identification of Available and Usable Land
2. Use of Surplus Land (at or below market level)
3. Subsidization of Land
4. Ground Leasing of Land
5. Multiple Use of Land
6. Redevelopment of Existing Land
7. Financing of Existing and New Infrastructure
8. Use of Air-Rights
9. Reduction of Public Works Standards (e.g., narrower streets, fewer sidewalks)
10. Increase of Land Designated for Housing
11. Increase of Minimum Densities to Match Holding Capacities
12. Evaluation of Land Held in Public Ownership

C. High Cost of Labor

1. Contract for Utility Installations
2. Manufactured and Preassembled Housing
3. Owner-Built Housing
4. Changes to Federal Laws Setting Wage Rates

D. Decrease in Federal and State Financial Assistance for Low- and Moderate-Income Housing

1. Increased State and Federal Support
2. Easier Administration of State and Federal Programs
3. Development of New Workable Programs
4. Innovative Lending Practices
5. State and Federal Programs that Provide the Maximum Benefit to Cost Ratio
6. Locally Administered Housing Programs

E. Inadequate Public Facilities and Lack of Sufficient Infrastructure

1. Creation of Public Support for New Revenues
2. Statewide Bond Issues for Infrastructure for Residential Development
3. Additional State Funding as Incentive for Residential Growth

F. Lack of Technical Resources

1. Formation of Regional Non-Profit Housing Development Corporations
2. Use of Retired City Officials for Technical Assistance
3. Use of Existing Regional State and Federal Technical Assistance
4. Improvement of State and Federal Housing Department Understanding of Technical Needs of Local Agencies
5. Investigation of Funding Sources For Increased Technical Services by the League of California Cities

G. Education and Local Political Climate

1. Educational Campaign to Increase Public Awareness and Concern About Need for Housing and Benefits to Communities Providing It
2. Local "Development Manuals" (to educate and inform developers or potential developers about a city's development process)
3. Incentives for New Housing Development
4. Development of a Housing Constituency
5. Involvement of Mediators and Conflict Counselors During Disputes
6. Establishment of a Regional Educational Process
7. Repeal of Article 34 of the State Constitution which Requires a Referendum on Certain Publicly-Financed Housing Projects

8. Use of Conflict Resolution Techniques to Harmonize Environmental Concerns and Housing Needs
9. Development of Workshops for Local Officials, Builders, Lenders, Realtors, Housing Advocates, Environmental Groups, and Community Representatives.

H. Cost of Public Services

1. Greater Share of Property Related Revenues for Cities
2. Statewide Bond Issue to Pay for Services Related to Housing
3. Supplemental Revenues For Cities Which Approve More Housing Development
4. Use of Tax Increments, Assessments, and Cost Recovery by Connection or User Charges
5. Tax Sharing Among Jurisdictions
6. Exchange of Services (such as private police patrols or independent fire services)
7. Reduction of Homeowner Insurance Rates

I. Conflicts Between Environmental Goals and Housing Goals

1. Identification of Available Land Where No Conflict Exists
2. Use of Surplus Land in Existing Urbanized Areas
3. Subsidize Infill Development
4. Specific Plans
5. Minimum Densities
6. Use of Conflict Resolution Techniques
7. Designs for Higher Density Housing That Are Compatible in Lower Density Neighborhoods
8. Involvement of Citizens in the Development Process

J. Conversion of Existing Housing To Alternative Uses

1. Identification of Threatened Housing Including Low- and Moderate-Income Rental Housing That Is Likely to Be Lost to Other Uses
2. Develop Plans to Preserve Existing Subsidized and Public Housing Stock Including Technical Assistance and Financial Support for Owners, Housing Authorities, Non-Profit Housing Development Corporations and Other Groups
3. Historic Preservation Ordinances
4. Code Enforcement Programs
5. Public-Private Partnership Programs to Involve the Private Sector in Support for Public Housing Projects
6. Condominium Conversion Ordinances to Review the Impact of Condominium Conversions on Low- and Moderate-Income Persons
7. Use of Community Development Block Grants for Rehabilitation of Housing

K. Reluctance to Accept Innovative Housing Forms

1. Encourage Smaller Housing Units and Second Units
2. Encourage and Promote Manufactured Housing
3. Publicize Success Stories Where Initial Resistance to an Innovative Housing Type Was Overcome
4. Support Basic Housing Units That Are of Traditional Size with Optional Amenities
5. Develop Greater Buyer and Lender Support for Innovative Housing
6. Examine Cooperative Group Homes, House Sharing and Other Non-Traditional Forms

L. Discrimination Against Various Classes or Groups of People

1. Local Government Programs Including Identification Enforcement and Legal Assistance
2. Local Fair Housing Programs
3. Use the Resources of the State Department of Fair Employment and Housing
4. Encourage Housing for the Handicapped
5. Federal Programs and Actions

M. Lack of Coordination Between Employment and Housing Development

1. Encourage Local Agencies and Employers to Provide Housing For Jobs Created by New Commercial and Industrial Development
2. Full Review of the Impact on Housing When New Jobs Are Created
3. Careful Planning of New and Growing Communities to Create a Healthy Mix of Jobs for Residents and Housing For Workers

N. Federal, State and Local Government Standards and Regulations

1. Continual Reexamination of All Standards and Regulations
2. Elimination of Those Standards and Regulations Which Increase Housing Costs Unnecessarily
3. Formation of Public-Private Task Forces to Focus Attention on Regulations

APPENDIX E: LAND USE INVENTORY

Summary of Land Use Acreage for the City of Davis, the Urban Area, and the General Plan (5/82)

Land Use Category	City of Davis		Davis Urban Area		Davis General Plan Area	
	Existing Development (1)	Planned* (2)	Existing Outside City Limits (3)	Planned Total (Cols 2 + 3) (4)	Existing Outside Urban Area (5)	Planned Total (Cols 4 + 5) (6)
Residential	1,881.1	2,104.0	510.1	2,614.1	--	2,614.1
Commercial	196.8	238.7	--	238.7	--	238.7
Mixed Use	1.9	4.1	--	4.1	--	4.1
Industrial	171.5	270.5	--	270.5	11.4	281.9
Commercial/Industrial	--	8.5	--	8.5	--	8.5
School	147.8	154.8	--	154.8	--	154.8
Public	100.1	129.1	2,861.0	2,990.1	722.0	3,712.1
Streets	851.8	955.2	214.2	1,169.4	272.2	1,441.6
Open Space	112.7	149.2	--	149.2	271.0	420.2
Agricultural Reserve	64.6	64.6	6,687.1	6,670.5*	25,945.8	32,616.3
Urban Reserve	420.0	420.0	435.9	855.9	--	855.9
Vacant	521.0	51.8	--	51.8	--	51.8
TOTALS	<u>4,469.3</u>	<u>4,550.5</u>	<u>10,708.3</u>	<u>15,177.6*</u>	<u>27,222.4</u>	<u>42,400.0</u>

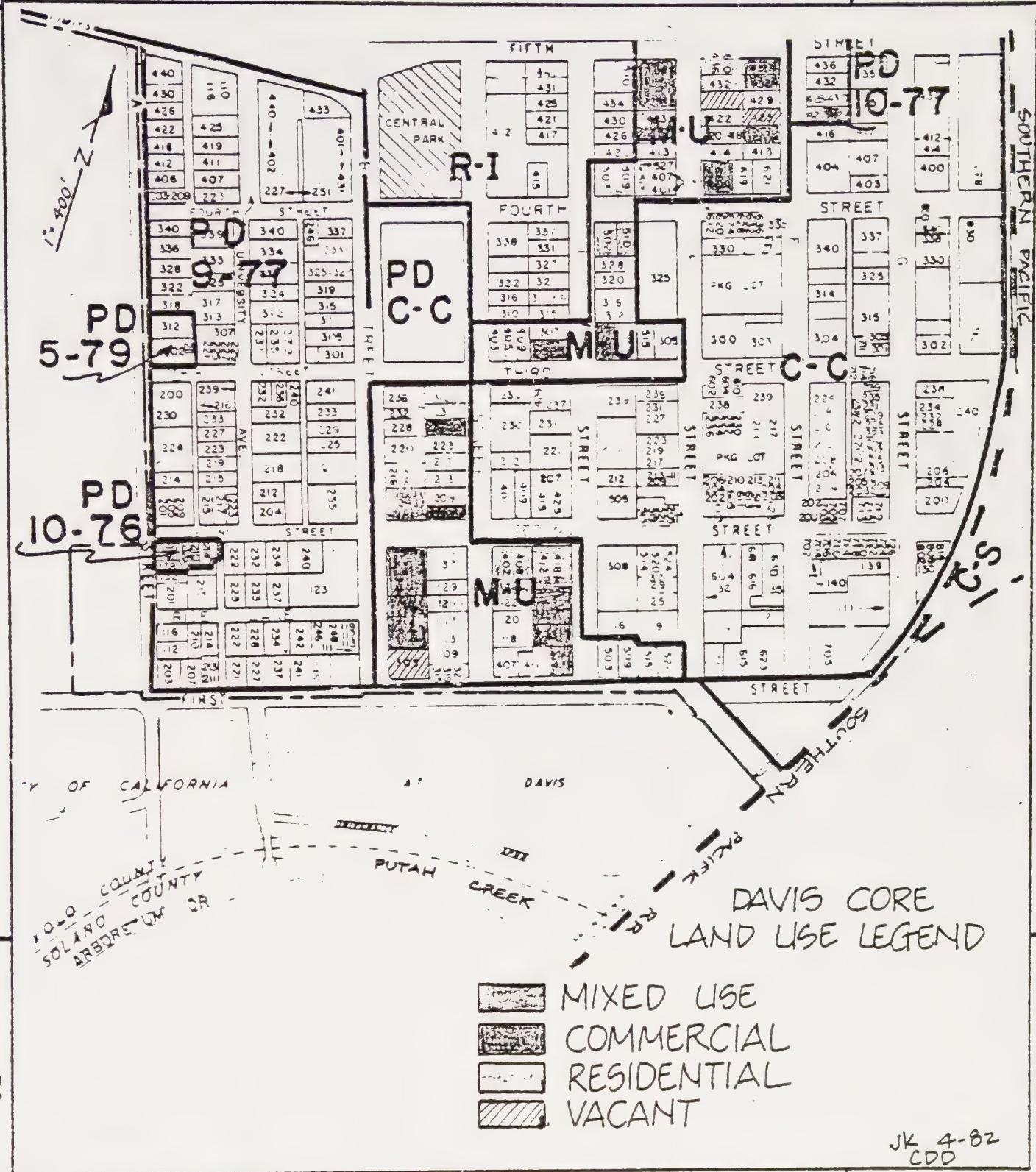
* reflects Senda Nueva annexation 81.20 ac.

MIXED USE BUILT IN M-U ZONING

ALAMO WEST	=	30,100 square feet
NORTHEAST 2ND AND B	=	12,000 square feet
502 and 510 4TH ST.	=	121,000 square feet
423 E STREET	=	6,043 square feet
603 G STREET	=	5,625 square feet
613 AND 615 G STREET	=	11,250 square feet
633 AND 635 G STREET	=	5,625 square feet
		82,734 square feet
		TOTAL = 1.9 ACRES
TOTAL VACANT ZONED M-U IN CORE		.553 ACRES

13

14



13

ADJACENT LAND USE

North
South
East
West

**SITE LOCATION
PLANNING AREA**

13

14

C. T. JAMES
IN-MENTARY



13

14

ADJACENT LAND USE

North
South
East
West

SITE LOCATION
PLANNING AREA

SUMMARY OF LAND USE ACREAGE IN ALL PLANNING AREAS

Current Land Use	Inside City Limits	City Limits, Urban Area Boundary	Sub Total	Urban Area Boundary, General Plan Boundary	TOTAL
Mixed Use	1.9	---	1.9	---	1.9
Residential	1,881.1	510.1	2,391.2	---	2,391.2
Commercial	196.8	---	196.8	---	196.8
School	147.8	---	147.8		147.8
Open Space	112.7	---	112.7	271	383.7
Industrial	171.5	---	171.5	11.43	182.93
Public	100.1	2,861.	2,961.1	722.0	3,683.1
Streets	851.8		851.8		851.8
Vacant	521. ①		521.		521.
Urban Reserve	420.	435.9	855.9		855.9
Agricultural Reserve	64.6	6,901.3	6,965.9	26,217.97	33,183.87
TOTAL	4,469.3	10,708.3	15,177.6	27,222.4	42,400.

① See Attachment S-1

SUMMARY OF VACANT AND URBAN RESERVE LAND USE ACREAGE WITHIN CITY LIMITS

(PROJECTED LAND USE USING CURRENT ZONING)

Land Use Designation	Planning Area					Total	
	A	B	C	D	E		
Residential	134.80	19.95	5.64	11.03	16.86	73.61	261.89
Commercial	5.84	14.44	1.66	.54	.64	31.28	54.4
School	---	8.39	---	---	---	---	8.39
Open Space	4.	---	---	---	---	---	4.
Industrial	---	---	---	---	24.	113.59	137.59
Public	30.44	---	---	.55	---	9.2	40.19
Agricultural	---	---	---	---	44.44	375.31	419.75
Mixed Use	---	---	---	2.99	---	---	2.99
Commercial/ Industrial	---	---	---	Olive Dr. 11.81	---	---	11.81
TOTAL	175.08	42.78	7.3	26.95	85.9	602.99	941.01

PLANNING AREA A LAND USE ACREAGE

Current Land Use	Inside City Limits	City Limits, Urban Area Boundary	Sub Total	Urban Area Boundary, General Plan Boundary	TOTAL
Residential	309.	47.3	356.3	---	356.3
Commercial	9.9	---	9.9	---	9.9
School	24.5	---	24.5	---	24.5
Open Space	7.7	---	7.7	85. ^b	92.7
Industrial	---	---	---	11.43 ^c	11.43
Public	.5	14. ^a	14.5	---	14.5
Streets	128.8	---	128.8	---	128.8
Vacant	175.1	---	175.1	---	175.1
Urban Reserve	---	232.2	232.2	---	232.2
Agricultural Reserve	---	1,026.	1,026.	4,460.6	5,486.6
TOTAL	655.5	1,319.5	1,975.	4,545.6	6,520.6

a = hospital

b = golf course

c = Teichert Construction

PLANNING AREA B LAND USE ACREAGE

Current Land Use	Inside City Limits	City Limits, Urban Area Boundary	Sub Total	Urban Area Boundary, General Plan Boundary	TOTAL
Residential	223.	---	223.	---	223.
Commercial	1.2	---	1.2	---	1.2
School	---	---	---	---	---
Open Space	27.9	---	27.9	---	27.9
Industrial	---	---	---	---	---
Public	---	---	---	---	---
Streets	101.3		101.3	---	101.3
Vacant	42.8	---	42.8	---	42.8
Urban Reserve	---	---	---	---	---
Agricultural Reserve	---	359.3	359.3	568.7	928.0
TOTAL	396.2	359.3	755.5	568.7	1,324.2

PLANNING AREA C LAND USE ACREAGE

Current Land Use	Inside City Limits	City Limits Urban Area Boundary	Sub Total	Urban Area Boundary, General Plan Boundary	TOTAL
Residential	576.4	---	576.4	---	576.4
Commercial	24.4	---	24.4	---	24.4
School	76.8	---	76.8	---	76.8
Open Space	48.	---	48.	---	48.
Industrial	---	---	---	---	---
Public	13.3	---	13.3	---	13.3
Streets	95.7	---	95.7	---	95.7
Vacant	7.3	---	7.3	---	7.3
Urban Reserve	---	---	---	---	---
Agricultural Reserve	---	---	---	---	---
TOTAL	841.9	---	841.9	---	841.9

PLANNING AREA D LAND USE ACREAGE

Current Land Use	Inside City Limits	City Limits, Urban Area Boundary	Sub Total	Urban Area Boundary, General Plan Boundary	TOTAL
Residential	117.5	---	117.5	---	117.5
Commercial	61.6	---	61.6	---	61.6
School	---	---	---	---	61.6
Open Space	.6	---	.6	---	.6
Industrial	1.8	---	1.8	---	1.8
Public	29.	---	29.	---	29.
Streets	133.8	---	133.8	---	133.8
Vacant	26.9	---	26.9	---	26.9
Urban Reserve	---	---	---	---	---
Agricultural Reserve	---	---	---	---	---
TOTAL	373.1		373.1		373.1
Mixed Use (included in TOTAL)	1.9	---	1.9	---	1.9

PLANNING AREA E LAND USE ACREAGE

Current Land Use	Inside City Limits	City Limits, Urban Area Boundary	Sub Total	Urban Area Boundary, General Plan Boundary	TOTAL
Residential	470.	---	470.	---	470.
Commercial	26.7	---	26.7	---	26.7
School	37.2	---	37.2	---	37.2
Open Space	20.0	---	20.0	186. (dump)	206.0
Industrial	165.3	---	165.3	---	165.3
Public	55.3	---	55.3	---	55.3
Streets	206.2	---	206.2	---	206.2
Vacant	47.9	---	47.9	---	47.9
Urban Reserve	38.	141.5	179.5	---	179.5
Agricultural Reserve	---	2,870.	2,870.	6,000.	8,870.
TOTAL	1,066.6	3,011.5	4,078.1	6,186.	10,264.1

PLANNING AREA F LAND USE ACREAGE

Current Land Use	Inside City Limits	City Limits, Urban Area Boundary	Sub Total	Urban Area Boundary, General Plan Boundary	TOTAL
Residential	185.2	462.8	64.8	---	648.
Commercial	73.	---	73.	---	73.
School	9.3	---	9.3	---	9.3
Open Space	8.5	---	8.5	---	8.5
Industrial	4.4	---	4.4	---	4.4
Public	2.	---	2.	---	2.
Street	186.	---	186.	---	186.
Vacant	221.	---	221.	---	221.
Urban Reserve	382.	62.2	444.2	---	444.2
Agricultural Reserve	64.6	2,486.	2,550.6	6,860.	9,410.6
TOTAL	1,136.	3,011.	4,147.	6,860.	11,007.

PLANNING AREA G LAND USE ACREAGE

	City Limits, Urban Area Boundary	Urban Area Boundary, General Plan Boundary	TOTAL
Land Use			
PUBLIC - University-Yolo	2,847.	---	----
PUBLIC - University - Solano	---	722.	
Sub Total	<u><u>2,847.</u></u>	+	<u><u>722.</u></u> = 3,569.
Agricultural Reserve - Yolo		400	
Agricultural Reserve - Solano	160.	6,900	
Sub Total	<u><u>160.</u></u>	+	<u><u>7,300</u></u> = 7,460.
TOTAL	3,007.	+	8,022. = <u><u>11,029.</u></u>

APPENDIX F: SUMMARY OF MAP CHANGES

A. Land Use Map

1. North Stonegate Park site deleted per Council action of November 7, 1979 (approval of EIR #2-78).
2. Far West Davis Fire Station site specified.
3. Farm Town Center site specified.
4. Westwood Park site specified.
5. West Manor Park site specified.
6. Davis Joint Unified School District site in Village Homes deleted.
7. Green Meadows Park site specified.
8. Lucky Shopping Center site specified commercial.
9. Davis Research Park specified industrial.
10. Urban Reserve areas designated Agricultural Reserve (the former indicates development phasing while the latter indicates land use).
11. "Note" regarding contiguous commercial transferred (inadvertently omitted from last change).
12. El Macero Shopping Center site specified.
13. El Campo Park in South Davis added.
14. Whaleback Park in Stonegate added.

B. Conservation and Flood-Prone Areas

- Revised for consistency with Federal maps.

C. Development Phasing

- Updated to reflect existing conditions.

D. Transportation/Circulation

- Updated to reflect existing conditions.



(124888181)